

ZONING CHANGE REVIEW SHEETCASE NUMBER: C14H-2023-0092ADDRESS: 1104 E. 10th St.HLC DATE: October 4, 2023PC DATE: October 24, 2023CC Date: November 30, 2023APPLICANT: Mark Rogers (owner-initiated)HISTORIC NAME: Depew-Cherico-Frazier HouseWATERSHED: Lady Bird LakeZONING CHANGE: SF-3-HD-NP to SF-3-H-HD-NPCOUNCIL DISTRICT: 1

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-neighborhood plan-historic district (SF-3-HD-NP) combining district zoning to family residence-neighborhood plan-historic district-historic landmark (SF-3-H-HD-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Historical associations, community value, architecture

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from family residence-neighborhood plan-historic district (SF-3-HD-NP) combining district zoning to family residence-neighborhood plan-historic district-historic landmark (SF-3-H-HD-NP) combining district zoning.

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from family residence-neighborhood plan-historic district (SF-3-HD-NP) combining district zoning to family residence-neighborhood plan-historic district-historic landmark (SF-3-H-HD-NP) combining district zoning.

CITY COUNCIL ACTION: TBD

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.*

1104 East 10th Street is a rare surviving example of the early work of builder John T. Depew. Its expansive front porch is an uncommon feature of the period, even among the dwindling numbers of 19th-century vernacular buildings in Austin. The application for historic zoning describes the home's architectural merits as follows:

The home, built between 1886 and 1887, exemplifies Texas regional architecture and is a rare example of a short-lived architectural style in the city of Austin. Its single wall construction, Cedar shiplap siding, and what was originally a common L-plan, is remarkable because the front porch spans the entire façade. The porch has upper running trim with spindles that are a combination of originals and replicas. The turn-post columns are exact replicas of the originals. The structure serves as an outstanding and unique example of the work of an early Austin builder, John T. Depew, who contributed to the residential development of the city in its earliest years.¹

¹ Rogers, Mark and Tristana Rogers. "Narrative: The Depew-Cherico-Frazier House, 1104 East 10th Street." Historic zoning application, C14H-2023-0092.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The application summarizes the home's numerous historical associations:

The property has long-standing significant associations with persons and groups that contributed significantly to the early history of the city and represents a significant portrayal of the cultural practices and the way of life of definable groups of people in Austin's early decades.

The Italian American and African American families who resided in the home played significant roles in the religious, educational, commercial, and physical development of East Austin. The home's builder, John T. Depew, was one of Austin's earliest home builders. By the end of the 19th century the home was owned and occupied by members of the Cherico family, a leading Austin family of the late-19th and early-20th centuries. The Chericos owned and operated a number of businesses, mostly produce, dry goods, and grocery stores in East Austin, and a barber shop at the heart of downtown Austin near East 6th and Congress. Members of the family developed significant tracts of Austin real estate, primarily in East Austin.

In the early 20th century, leaders in Austin's Black community, including Eliza "Lizzie" Hawkins, a charter member of Ebenezer Baptist Church, Treater Frazier, First Honored Mother of Ebenezer Baptist Church, and Lucile Frazier, a renowned English teacher at Anderson High School, owned and resided in the home.²

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

1104 East 10th Street is located within an area of rich cultural diversity, where notable African American community leaders lived and gathered during the early- and mid-twentieth century. "The well-preserved and restored structure is uniquely located within both Austin's African American Cultural District and Robertson/Stuart and Mair, one of Austin's first 'suburban' residential neighborhoods that began with rich cultural diversity," notes the application. "[It] played a pivotal role in providing residences and places of religious worship to one of Austin's early enclaves of African American, Lebanese, Italian, German, Anglo, and Mexican Americans."³

The home's story tells the story of East 10th Street as a whole: the builder and first occupants were of French descent, but during its first three decades, it was also home to Anglo, Italian American, and African American residents. These residents, in turn, contributed to the city's cultural identity in ways that spread far beyond 10th Street.

PARCEL NO.: 0205070513

LEGAL DESCRIPTION: W 53FT OF LOT 10 BLK 7 OLT 2-3 DIV B ROBERTSON GEO L SUBD

APPRAISED VALUE: \$884,561

ESTIMATED ANNUAL TAX EXEMPTION: (Homestead, capped)

AISD	COA	TC	TC Health	Total
\$3,473.45	\$2,500.00	\$1,774.66	\$550.31	\$8,298.42

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1887, 1887-1983

INTEGRITY/ALTERATIONS: Most visible changes occurred during the historic period, including an 1890s addition and 1930s hallway enclosure, bedroom/bathroom addition, and some window replacements. The house at 1007 Waller was moved to the rear of the house around 1997; its back windows were replaced outside the historic period. The home was restored using appropriate documentary, photographic, and physical evidence of missing or deteriorated historic elements.

PRESENT OWNERS: Mark and Tristana Rogers, 1104 E. 10th Street, Austin, TX 78702

ORIGINAL OWNER(S): John T. Depew

OTHER DESIGNATIONS: Contributes to Robertson/Stuart & Mair Historic District

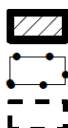
² Ibid.

³ Ibid.





ZONING CASE#: C14H-2023-0092



PENDING CASE

ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER _____	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: _____	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: Mark and Tristana Rogers
2. PROJECT NAME: Depew-Cherico-Frazier House
3. PROJECT STREET ADDRESS (or Range): 1104 East 10th Street
ZIP 78702 COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
INTERSECTION WITH _____ DISTANCE FROM ITS CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ.FT. 7,446.5			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT. XXXX	PROPOSED USE	PROPOSED ZONING
SF-3-HD-NP	Residential	_____	.1709XXXX	Residential	Sf-3-H-NP
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? YES / NO	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? YES / NO	FILE NUMBER: _____
8. SUBDIVISION? YES / NO	FILE NUMBER: _____
9. SITE PLAN? YES / NO	FILE NUMBER: _____

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PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: George L. Robertson

Block(s) 7 Lot(s) West 53 Feet of Lot 10 Outlot(s) 2-3

Plat Book: Volume 1 Page

Number: 4

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 12306 PAGE: 00537 TAX PARCEL I.D. NO. 192943 0205070513

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP & HD (Neighborhood Plan & Historic District)

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ~~YES~~ NO

14. IS A TIA REQUIRED? ~~YES~~ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: _____ NAME: Mark C. Rogers

FIRM NAME: N/A TELEPHONE NUMBER: 512-940-9228

STREET ADDRESS: 1104 East 10th Street

CITY: Austin STATE: Texas ZIP CODE: 78702

EMAIL ADDRESS: mcrogers813@gmail.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: N/A NAME: _____

FIRM NAME: _____ TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

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E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Mark C. Rogers have checked for subdivision plat notes, deed
restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain
development restrictions i.e. height, access, screening etc. on this property, located at

1104 East 10th Street, Austin, Travis County, Texas 78702

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes,
deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve
it. I also acknowledge that I understand the implications of use and/or development restrictions that are a
result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions,
restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Mark C. Rogers

(Applicant's signature)

May 8, 2023

(Date)

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F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1104 East 10th Street, Austin, Texas 78702

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction	Vol./Page
John Doe to Mary Smith, Lots 1-3, Block B, Driving Park Addition March 13, 1882 \$2500	Vol. 52, pp. 22-60
Mary Smith, estate, to Ingrid Jones Lots 1-2, Block B, Driving Park Addition January 12, 1903	Vol. 409, pp. 552-554

(Continue through the present)

Lydia L. Robertson to Mary G. Pillow. November 1885. Book 70, page 219 *This was apparently a vacant lot at the time.

B. S. Pillow & wife to John T. Depew. September 24, 1886. Book 70, page 225

John T. Depew (Carpenter) to John Wallace 1892/3. Book 101, p. 243. Release. Bk 119, p. 252A. 12/20/1893 CNY0228909CNY

John Wallace (Fireman) & Elizabeth to W. C. & Sibbie B. Reed. December 19, 1893. Book 118, page 507. CNY0228640CNY.

W. C. Reed (Timekeeper/clerk H&TC Railroad) & wife to Kate M'linrich (Catherine "Kate" Cherico). 5/18/1898. Bk. 141, p. 172. CNY0222494

Cherico family (Catherine "Kate", August, Henry, Felix, Lewis) to John Cherico (Barber) Book 181, page 143A Microfilm CNY0203830CNY. 5/3/1904.

John & Ida Cherico to Eliza Hawkins 6/29/1910. Book 241, Page 333A. Microfilm CNY0172235CNY

Eliza "Lizzie" Hawkins (cook) to Lincoln G. Frazier. She died 7/25/1920. 5/19/1922 Book 338, page 32A. Microfilm CNY0122429CNY. *Deed of Trust. Lincoln with Robert Rolf 11/12/1924. Release 6/27/1927.

Lincoln G. Frazier to Treater Frazier. 12/21/1926. CNY0110672CNY Book 396, Page 454A.

*Deed of Trust. Treater Frazier with Mutual Deposit & Loan Co. 11/8/1933. Release

Treater Frazier to L. G. Frazier. 3/19/1931. CNY0060517CNY. Book 465. Page 217A.

L. G. Frazier to Treater Frazier. 11/4/1933. CNY0049067CNY. Book 497-205A

Lucile Edna Frazier. Dies 1983. Delia Mae Davidson Executrix of Lucile's Estate

Lucile Frazier via Delia Mae Davidson to Dagmar Grieder 11/19/1984. Volume 08911, page 00382

Dagmar Grieder to Mark & Tristana Rogers, 11/1/1994, volume 12306, page 00537

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F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1104 East 10th Street

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1872-1873	A.S. Roberts, Dry Goods and general groceries provisions, City Directories e s Congress b Hickory and Ash Streets A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 th Street, 2.	
1877-78	Jones, David W., Wholesale Furniture dealer and carpets, 806 Congress Avenue Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 th Street, 4.	City Directories

(Continue through the present)

1887-1892 John T. Depew. Carpenter, contractor, builder. City Directory.
1893-1898 W. C. Reed. Timekeeper & clerk with the H&TC Railroad. City Directory.
1900 John Cherico. Barber. City Directory.
1905-1910 John Cherico & family. City Directory.
1910-1920 Eliza "Lizzie" Hawkins. Cook. City Directory.
1922-1940 Treater Frazier & family (Grant, Lincoln & Lucile). Laundress & seamstress. City Directory.
1922-1983. Lucile Edna Frazier. "The English Teacher" Blackshear & Anderson. City Directory. Funeral Pamphlet.
1986-present. Mark & Tristana Rogers & family. Affordable Housing Developer & Therapist.

**Narrative: The Depew-Cherico-Frazier House
1104 East 10th Street, Austin, Texas 78702.
Robertson/Stuart & Mair Historic District.**

CONTRIBUTING CHARACTERISTICS

We are requesting historic zoning for 1104 East 10th Street because we believe it is of significant historic value to the city of Austin. The home, built between 1886 and 1887, exemplifies Texas regional architecture and is a rare example of a short-lived architectural style in the city of Austin. Its single wall construction, Cedar shiplap siding, and what was originally a common L-plan, is remarkable because the front porch spans the entire façade. The porch has upper running trim with spindles that are a combination of originals and replicas. The turn-post columns are exact replicas of the originals. The structure serves as an outstanding and unique example of the work of an early Austin builder, John T. Depew, who contributed to the residential development of the city in its earliest years.

The property has long-standing significant associations with persons and groups that contributed significantly to the early history of the city and represents a significant portrayal of the cultural practices and the way of life of definable groups of people in Austin's early decades. The builder and first occupants were of French European descent. Yet during its first three decades, the home was sold to Anglo, Italian and African Americans. The Italian American and African American families who resided in the home played significant roles in the religious, educational, commercial and physical development of East Austin. The home's builder, John T. Depew, was one of Austin's earliest home builders. By the end of the 19th century the home was owned and occupied by members of the Cherico family, a leading Austin family of the late-19th and early-20th centuries. The Chericos owned and operated a number of businesses, mostly produce, dry good and grocery stores in East Austin, and a barber shop at the heart of downtown Austin near East 6th and Congress. Members of the family developed significant tracts of Austin real estate, primarily in East Austin.

In the early 20th century, leaders in Austin's Black community, including Eliza "Lizzie" Hawkins, a charter member of Ebenezer Baptist Church, and Lucile Frazier, who became known as "The English Teacher" at Anderson High School, owned and

Historic Zoning Application 1104 East 10th Street

resided in the home. The well-preserved and restored structure is uniquely located within both Austin's African American Cultural District and the Robertson/Stuart and Mair Historic District. This district represents one of Austin's first "suburban" residential neighborhoods that began with rich cultural diversity, providing residences and places of religious worship to Austin's early enclaves of African American, Lebanese, Italian, German, Anglo and Mexican Americans.

PROPERTY DESCRIPTION

1104 East 10th Street is the west 53 feet of Lot 10, Block 7, located in the George L. Robertson subdivision, platted in 1877. George Robertson's sister, Lydia Robertson, appears to have owned the lot at what is now 1104 East 10th Street, as the City of Austin Lot Register indicates she sold it to Mary G. Pillow, together with lots 8 and 9, in 1885. A marginal note indicates that Lot 9 included 17 feet of Lot 10 and that Lot 10, 1104 East 10th Street today, was 53.8 feet by 140.5 feet; dimensions that conform to the present configuration of the property. Deed records tell us that, in 1886, Mary Pillow and her husband, Benjamin S. Pillow, the manager of Western Union Telegraph, sold the lot in September 1886 to John T. Depew. Depew is elsewhere described as a "contractor, carpenter and builder." A bird's-eye rendering of Austin from 1887 shows small homes on Lots 10 and 11 and two homes on Lot 12 at the corner of what are now East 10th and Waller Streets.

THE STRUCTURE

The current structure presents a sort of Janus-faced building with largely restored front and rear façades. In 1997, the current owners relocated the house at 1007 Waller Street, two lots to the west, and attached it to the back of the home at 1104 East 10th Street. The exterior rear of the home, once 1007 Waller, is also largely restored to reflect how the original home looked when built, also around 1887.

The original home had an L-Plan with a central hallway, two large rooms, one on either side of the entry hall behind the façade. An unusual joint in the exterior siding and a very unclear image of the home in a map of 1887 suggest that there may have been a fireplace near the front of the house on the west side. It's probable that, if not originally

Historic Zoning Application 1104 East 10th Street

then at least in the first years of the home's existence, one room behind the front room on the west was added. This room has functioned primarily as a dining room and a stove, long gone, once was located at the back, northwest corner of the room. The short front entrance hallway exited to an L-shaped "sleeping porch" and the original exterior siding of the home now provides the interior left wall of a back hallway. Perhaps in the 1930s, a bedroom was added behind the right (east) front room. This was enclosed with board and batten siding that now forms both the rear exterior siding and the interior wall on the right side of the back hallway. The pine flooring that once served as the decking of the rear porch is visible as flooring for the back hallway and half of the east back bedroom. A tiny bathroom was added at the back of hallway at some point that has since been enlarged. It is also uncertain when a small kitchen and water heater were added behind the dining room. This too was enlarged when the house from 1007 Waller was added to the rear of 1104 East 10th in 1997.

The 1/1 windows on the front of the home were likely installed between 1930 and 1960 whereas the double-hung 4/4 windows on the west and rear east side of the home are probably original. Those in the back room on the east side of home are also original to the time that room was added. All windows were restored in recent years. There are, however, new windows at the rear of the home in the kitchen and the three rooms that belong to the relocated 1007 Waller house.

OWNERS AND RESIDENTS

John Depew was born in 1859 in Orange Texas and moved to Austin in 1875. He built the original L-Plan house at 1104 East 10th Street, then known as 1004 Mulberry Street. The City Register has him living there in 1887. John, his young wife Willie Wells, born in 1872, and their newborn son, Thomas Richard, born in 1887, appear to have lived in the home from 1887 until they sold it to John Wallace in 1892. Wallace was a fellow charter member of the East Austin Fire Company and many of the new residents and property owners in the fledgling neighborhood had united to form the area's first fire brigade, establishing their station between East 10th and East 11th Streets, at what is now 1005 Lydia Street. Depew moved to 1314 Willow Street where he lived until dying

Historic Zoning Application 1104 East 10th Street

at the home in 1916 at the age of 57. He was buried in Oakwood Cemetery by the Woodmen of the World and his gravestone can be seen there today.

John Wallace, a driver for the Colorado Steam Fire Engine Company No. 2, does not seem to have lived on the property. In 1893, a year after buying the property from Depew, Wallace sold it to W. C. Reed a timekeeper and clerk at the Houston & Texas Central Railroad. Having his home on East 10th Street provided Reed a short walk down from Robertson's Hill to the railroad depot between East 5th and 6th Streets. The current owners found a lock and chain with the initials H&TC in the backyard while a fence was being installed. Perhaps it had belonged to Reed.

Catherine "Kate" Cherico (née Caterina Maria Badaracco), a well-established resident of the area who had lived nearby in various homes since as early as 1885, acquired the property from Reed and his wife in 1898. Kate Cherico's husband, John Cherico, who had died in 1882 at the age of 49, had opened a grocery and dry good store at 1100 East 11th Street, then Chincapin Street. After the death of her husband, Kate married Giossepi "Joseph" Mlinarich, who died shortly afterward, around 1888, and Kate Cherico is listed in the City Directory as a widow in 1889. Kate and her sons remained in the area, living at various locations, and her sons helped her operate the store on East 11th Street for many years. Some of her sons started businesses of their own. Around 1890, Felix Cherico, for example, moved to 1403 East 6th Street where he built a nice home and a produce store of his own. He also acquired a considerable amount of real estate in East Austin and today a number of real estate websites proclaim such things as, "View 2,204 homes for sale in Cherico," and "Just 3 miles east of Downtown Austin...lies a small enclave of East Austin called Cherico", and, "Cherico is a neighborhood of luxury homes in Austin Texas."

Kate is listed in the City Register as residing elsewhere in the neighborhood but in 1898, it's very likely her son, John Cherico, lived at 1104 with his growing family until he eventually acquired it from his mother and four of his brothers in 1904. More is known about John Cherico than the other early owners of the property. John Cherico was born in 1869 and came with his family to Austin from New Orleans around 1875. Around 1890, he began his career as a barber at the Ox-Horn Shop at Eighth Street and Congress Avenue. As is sometimes the case with barbers, John was something of

Historic Zoning Application 1104 East 10th Street

a raconteur. According to Cherico, in an article published in November 1956, the owners of the Ox-Horn liked to play a game or two of poker and frequently left him, though very young and new to the trade, in charge of the shop. While Cherico was still an apprentice, the former Texas Governor, O. M. Roberts, came in and asked Cherico if he would trim his whiskers. After several attempts to even up the sides, the Governor looked up saying, "You can stop there. You did a masterful job." Despite the ten-cent tip and compliment, Cherico noted that the Governor never returned as his customer. In his early twenties, John Cherico had the opportunity to open his own shop, Cherico and Patelski, at 303 East 6th Street that he operated for 60 years. Cherico sold the shop just after his 80th birthday, but almost immediately began working at another barbershop until finally retiring in 1964 at the age of 94. John Cherico was reputed, at the time, to be the oldest, licensed working barber in Texas. In 1952, when John and his wife Ida (née Ida Frey) celebrated their 50th wedding anniversary, they were living at 3112 Kirby Lane.

The departure of the Cherico family from the neighborhood was part of a trend as segregation policies and practices increased in Austin. The neighborhood, known as Robertson's Hill, began as a diverse European American settlement of Germans, Italians, English families, with prominent members that included the Robertsons and Stuarts, and also included Austin's first known Freedom Settlement of African Americans. The Freedom Settlement, called Pleasant Hill, was located at the northwest section of Robertson Hill, west of present San Marcos Street and south of East 11th Street.

As segregation became a municipal objective and as racial tensions grew in Austin, John and Ida, like many other White property owners in the neighborhood decided to sell. Cherico sold the home in 1910 to its first Black owner, Eliza "Lizzie" Hawkins, a cook. Ebenezer Third Baptist Church had been chartered in 1875 in the previous home of Ms. Hawkins, located at 205 West 9th Street. Because of Ms. Hawkins' association with the chartering of Ebenezer Baptist, the home at 1104 East 10th Street is sometimes mistaken as the place where Ebenezer Church was chartered. Lizzie Hawkins passed away in 1920 while still residing at the home, and Lincoln Garfield Frazier acquired the property from Hawkins' estate in 1922.

Historic Zoning Application 1104 East 10th Street

Previously the Frazier family had lived along the railroad tracks at 508 Navasota Street. This was an ideal location, in some ways, because the patriarch, Daniel Frazier, the patriarch, was a carpenter and later a teamster with the W. J. Sutor Company. The Sutor Company was a retail and wholesale business specializing in long leaf pine. What better place to locate a hauling business than at the main rail stop in the capital city? It appears Daniel died around the time he deeded the three lots they owned on Navasota Street to her in 1910. In 1910, Treater was already about 60 years of age. Although only three of Daniel and Treater's ten children appear in the City of Austin records examined here, census data from 1900 states there were 10 in all and 9 were apparently still living at the time. The 1900 census records do not include Daniel and name Treater as the head of household with four of her children living with her, Lincoln, age 15, Grant, age 13, Martha, age 8, and Lucile, 2. The 1983 funeral pamphlet for Lucile Frazier and other documents from Ebenezer Baptist Church reiterate that the couple had 10 children and note that Lucile was the youngest.

By 1922, when Lincoln Frazier bought 1104 E. 10th, the family probably desired a more pleasant place to live than the noisy and dirty railroad district. Several letters, books, a corset, and a 46-star American flag were found in a wooden box beneath the floorboards under the house by the current owner while installing phone lines. One of the letters, from Grant Frazier to his mother Treater, dated 1908, is addressed to her in Hutto, Texas. It's possible that Treater and her youngest child, Lucile, were moving about before landing on East 10th Street, but it's unknown.

It seems certain that, after acquiring the home on E. 10th Street, Treater's daughter, Lucile Edna, lived with her on 10th Street. Lucile attended Samuel Huston College, just a short walk away, graduating in 1938. She earned a Master's Degree at Prairie View A & M in 1956. In 1918, Grant's draft registration form lists his address as 1188 Comal Street, in Austin, and he is with a wife, Margarite. Lincoln seems to have been doing well, for not only was he able to buy the property at 1104 East 10th Street in 1922, but a 1923 Fort Worth directory has Lincoln and his wife Eula as proprietors of the Dunbar Café at 812 East 3rd Street in that city. Lincoln deeded 1104 East 10th to Treater in 1926. Treater then deeded the property back to Lincoln in 1931, apparently to take out loans to repair, update, or expand the house. Lincoln then deeded it back to his

Historic Zoning Application 1104 East 10th Street

mother in 1933 when a release of lien is also recorded. The transfer of the property back and forth from the son to the mother in relation to loans for home improvements raises questions whether it was not possible or at least very difficult at the time, for a Black woman to secure loans even on a property that she owned.

Census data from 1930 have both Lincoln and Grant, now divorced, living in Chicago. Lincoln, is listed as the head of the household, is still married to Eula, and is listed as a grocer and employer. Grant, is listed as a grocery salesman, probably at his brother's store. The two Frazier brothers would not return to Austin until their bodies were sent home for burial together with their mother at Evergreen Cemetery.

Treater passed away in 1940 at the age of 90, when Ebenezer Baptist Church designated her "First Honored Mother." A photograph from about that time shows Ms. Frazier seated in a rocking chair in front of what may be the former home of Nathan Washington Rhambo, at 1102 East 10th Street. By the middle of the 20th century, a number of Austin's most prominent Black citizens lived in the neighborhood. Nathan Rhambo, quite possibly the most prominent and wealthiest Black resident of Austin by the early 1930s, resided next door at 1102 E. 10th Street. He appears to have lived there from about 1915 until his gruesome and mysterious murder in June of 1932. Sometime between 1915 and 1920, Rhambo opened the Rhambo Funeral Home at 503 Neches Street in downtown Austin. By 1929 Rhambo's funeral home was one of the few listed in bold type in the city directory, advertising "Superior Ambulance Service" and "Courteous Attendants." Rhambo also oversaw the licensing Black-owned funeral homes throughout Texas. After his murder the Statesman noted that Mr. Rhambo, "...was reputed to carry around large sums of money." The events surrounding Nathan Rhambo's murder are described in detail in the book "To Defy the Monster" by Arthur Albert Allison.

One of Rhambo's closest associates, Lewis D. Lyons moved to 1001 East 8th Street in 1943. Lyons, one of Austin's most prominent citizens and land owners, operated a brick grocery store at 508 East 6th Street. He had a hall built above the store where leaders of the Black community met to discuss matters of social and political importance. Lewis Lyons became known as "the Black Mayor of East Austin". Treater Frazier's neighbors to the east, at 1106 E. 10th were Arthur B. DeWitty and his wife

Historic Zoning Application 1104 East 10th Street

Vergie Carrington DeWitty. Both were leaders in Austin, Arthur to this day is considered the premier civil rights leader of the city and Vergie was one of Austin's most famous musical composers of the time. Arthur DeWitty became the first African American to be appointed to a Travis County Grand jury and, in 1951 while leader of the Austin NAACP, he narrowly lost election to the Austin City Council. His near victory led the all-White Council to change the election process the following year in order to weaken Black voting power.

At the time of Treater's death in 1940, the neighborhood had largely transitioned into a community of Black and Latino residents and churches. Mexican Americans had begun moving into the neighborhood with the relocation of Our Lady of Guadalupe Church to E. 9th and Lydia Street in 1926. A Master Plan for the City of Austin, adopted in 1928, codified the goal to locate services, parks, schools and other public institutions and amenities for Black residents in East Austin, the heart of which was Robertson Hill and the adjacent neighborhoods.

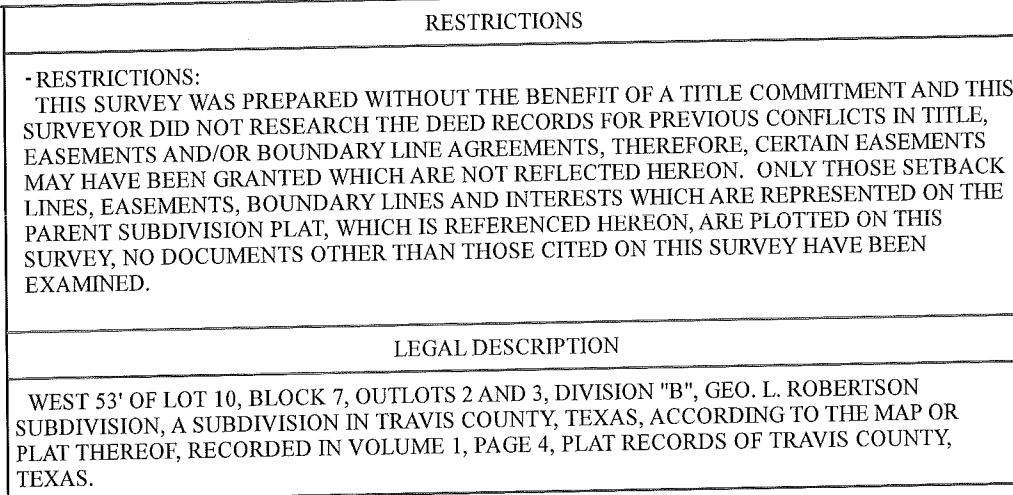
After Treater's death, it appears Lucile Edna Frazier, a highly respected teacher at Anderson High School, lived at the home alone. It is known, however, that Lucile Frazier leased out a back bedroom to tenants. Lucile Frazier, as eulogized in her funerary pamphlet, "...is remembered as "THE" English Teacher at Anderson High School where she taught for many, many years until she retired in 1969". Ms. Frazier passed away September 19, 1983, her "...mother, father, sisters and brothers preceded her in death." Ms. Frazier left the property to a niece, Delia Mae Davidson, who lived in Dallas at the time. Soon after, the niece sold the property to a real estate investor, Dagmar Grieder. Treater, Lincoln, Grant and Lucile are all buried at Evergreen Cemetery in adjacent lots.

In 1986, Dagmar Grieder, a financial executive with various Austin banks, leased the property and eventually sold it, in 1994, to Mark Rogers and Tristana Rohner Rogers, who continue to live there.





















IN THIS HOUSE, WE BELIEVE:
BLACK LIVES MATTER
WOMEN'S RIGHTS ARE HUMAN RIGHTS
NO HUMAN IS ILLEGAL
SCIENCE IS REAL
LOVE IS LOVE
KINDNESS IS EVERYTHING



BEARING BASIS:
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL
TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL.

LEGEND

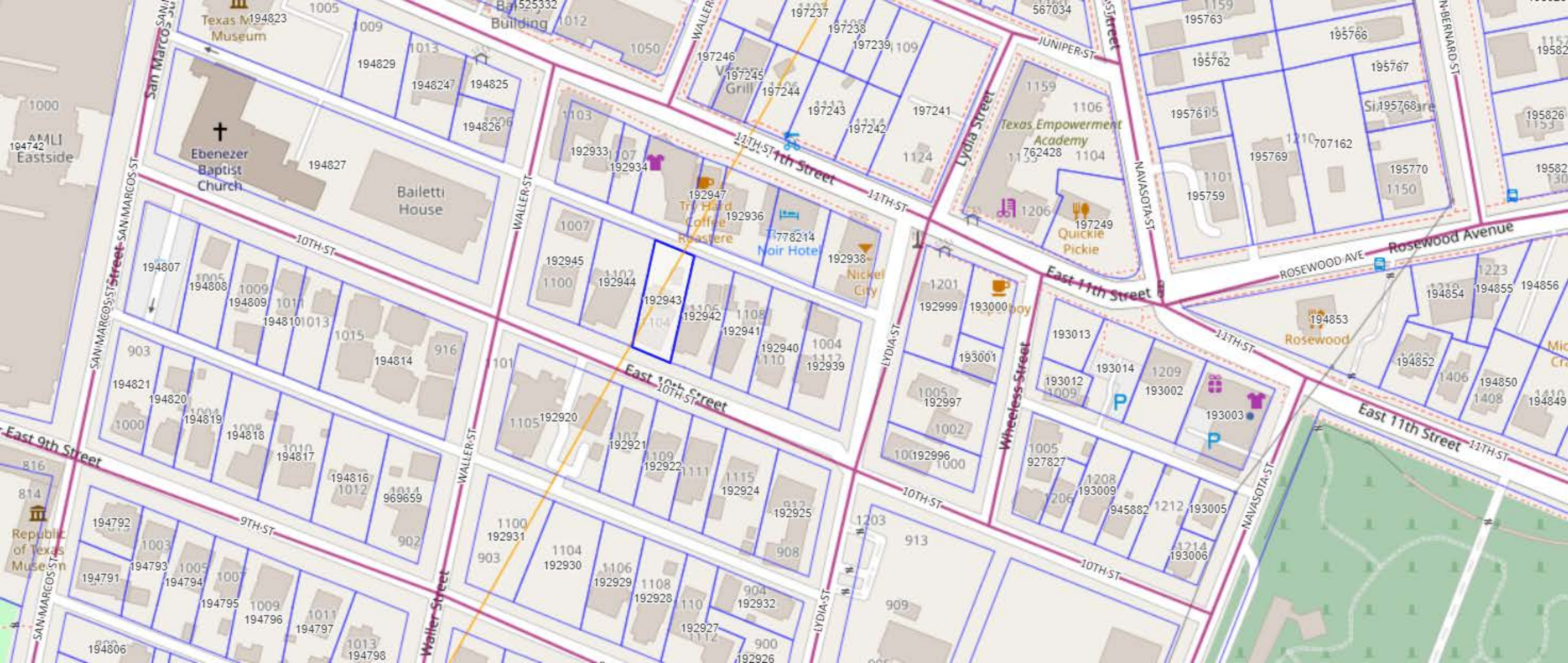
	1/2" ROD FOUND
	1/2" IRON PIPE FOUND
	CHAIN LINK FENCE
	WOOD FENCE
	RECORD INFORMATION
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITY LINE(S)
	GAS METER
	INSIDE OF SUBJECT BOUNDARY
	OUTSIDE OF SUBJECT BOUNDARY
	TREE
	MULTI-STEM TREE
	PROTECTED TREE OVER 19"
	HERITAGE TREE OVER 24"
	"X" SCRIBE SET ON CURB FOR BENCHMARK



THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

MARK ROGERS AND TRISTANA M. ROGERS
1104 EAST 10TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	FEBRUARY 12, 2019	FIELDED BY:	DERICK SOLOMON	02/11/2019
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	02/12/2019
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	02/12/2019
JOB NO.:	A0207019	RPLS CHECK:	EDWARD RUMSEY	02/12/2019



TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2305280

ACCOUNT NUMBER: 02-0507-0513-0000

PROPERTY OWNER:

ROGERS MARK & TRISTANA M
1104 E 10TH ST
AUSTIN, TX 78702-2615

PROPERTY DESCRIPTION:

W 53FT OF LOT 10 BLK 7 OLT 2-3 DIV
B ROBERTSON GEO L SUBD

ACRES .1709 MIN% .000000000000 TYPE

SITUS INFORMATION: 1104 E 10 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2022 \$6,078.82

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/27/2023

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

FUNERAL NOTICE.

John T. Depew, aged 57 years, a well known and highly respected citizen of Austin, died yesterday afternoon about 3 o'clock at his home, 1311 Willow Street, after a lingering illness. He is survived by his wife and four children, Thomas R., H. P., Jack and Milam Depew, all of Austin. Two sisters also survive him, Mrs. Laura Bailey of Los Angeles, Cal., and Mrs. R. S. Owings of Austin. Deceased was born in Orange, Texas, and has made Austin his home since 1875. He was a member of the Ward Memorial Church, a charter member of the East Austin Fire Company, and for many years a member of Heart of Oak Camp, No. 5 Woodmen of the World. The funeral services will be held afternoon at 3:30 o'clock from the residence, services to be conducted by Rev. M. J. Allen. Pallbearers will be as follows: C. F. Moore, G. A. Rukowsky, A. L. Fulton, Charlie Dickson, Joe Smith and Dan Harper. Interment will be in Oakwood Cemetery under the auspices of the Woodmen of the World. Friends are invited to attend.

John T. Depew Funeral Notice



No date; no source.

50th Anniversary Dinner Honors John A. Chericos

Mr. and Mrs. John A. Cherico celebrated their 50th wedding anniversary Thursday at a dinner given by their children, Dr. and Mrs. J. I. Cherico and Mr. and Mrs. Morris Scheld, at the Home Economics Tea House.

Decorations were in gold. Yellow roses and chrysanthemums were used in arrangements with golden tapers. Musical selections were played during the evening.

Mr. and Mrs. Cherico, who live at 3112 Kerbey Lane, were married here. She was the former Miss Ida T. Frey and was reared on a farm near Paige. Mr. Cherico, born in New Orleans, moved to Austin when he was four years old.

Children of the couple are Mrs. Herbert B. Beeson of La Porte, Ind., Mrs. J. H. Thompson of Dallas, Mrs. Scheld and Dr. Cherico. Grandchildren are T. H. Thompson of Dallas, V. J. Thompson of Columbia City, Ind., Stephen D. Scheld and Judith M. Scheld of Austin.

Great-grandchildren are Vicki Lynn and Cathy Thompson of Columbia City, Ind.



MR. AND MRS. JOHN A. CHERICO

—(Neal Douglass F)

1952

married in 1902

John Cherico Is Active As Barber at Age of 87

By JO EICKMANN

A handy man with a razor, even after 73 years of barbering, is John Cherico, Austin's oldest active barber.

Cherico, now 87, still de-whiskers the men of the city at Grice's Barber Shop, 410 Brazos Street. In addition to "the most experienced shave in town," he gives his customers many a yarn of Austin as it used to be.

Barbering since he was 14, Cherico originally trained in the trade of a blacksmith. For a while he worked at the Valdez Blacksmith Shop on Colorado between Sixth and Seventh.

He Took the Hint

"I was pulling shoes off horses," he says. "That's how I started out. But when one of them kicked me clear across the yard, I figured there must be an easier way to make a living."

He found that "easier way" at the old Ox-Horn Shop at Eighth and Congress. Since there were no barber colleges in those days, Cherico learned by practicing—on the regular customers. The owners of the shop, Frank Alley and Billy Small, gave the young apprentice plenty of chances to practice. Both of them enjoyed "a little game of poker" and indulged quite frequently, leaving Cherico in charge of the shop.

On one such occasion, he got the opportunity to practice on the late O. M. Roberts, governor of Texas from 1879-1883. Walking into the Ox-Horn one day, he asked "Young man, can you trim my whiskers?"

Always willing to learn, Cherico nodded an affirmative reply and went straight to work on his first whisker trim. Snipping away the hair, he cut first one side and then the other in an attempt to set them even.

At long last, the Governor looked up saying, "You can stop there. You did a masterful job."

Cherico breathed a sigh of relief and almost believed the Governor's complimentary words when he accepted a 10 cent tip on the job. One incongruity kept him from being convinced. The Governor never asked him for a repeat performance.

Ben Thompson Tales

The barber's favorite tales are those of the notorious Ben Thompson, long-time marshal here, who combined tastes for fast justice and liquor. Despite his reputation, Ben was "good to some people" according to Cherico.

"He was always kind to my daddy," recalls Cherico as he remembers one incident in particular

from time to time, cowboys would ride into town looking for some amusement. They would yell for my father to bring them out a box of cigars and as soon as he brought it to them they would grab the box, spur their horses and ride away without paying. They thought that was a lot of fun."

One day, the sons of the range were in the midst of their prank, when Ben Thompson passed by. He strode to the middle of the street, took the reins of the horses of two ringleaders and said:

"You're going to pay for these cigars."

The cowboys questioned his authority.

"This is Ben Thompson talking," he roared. "Now get in there and pay for all the cigars you've stolen!"

Needless to say the cowboys obeyed.

Cherico also remembers the early schools of Austin. He attended Bickler School when it was first opened, learning to read from McGuffey's famous set of books and to spell from the Blue Back Speller.

A strong emphasis was placed on arithmetic in those days. Cherico recalls that a person was considered educated "if he could figure."

Another school he attended, run by a Julius Schutze, has an unpleasant memory connected with it:

A fire was a big event in Austin, especially to a young boy. The horse-drawn fire engines and noisy water pumps were a natural source of excitement. And when something as big as the old capitol building burned, Cherico and his schoolmates gladly put aside their books to witness the blaze.

Slight Disagreement

Schoolmaster Schutze failed to agree with their outlook on the importance of fires, however, and punishment greeted the boys on their return to school.

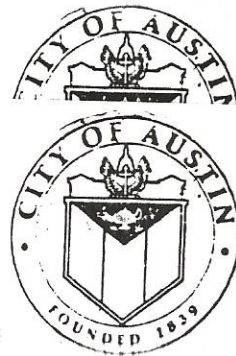
"The day the dam busted" is a clear picture in Cherico's memory. He was in his shop, shaving a farmer, when a man came running down the street, shouting the news.

The farmer, who had his team and wagon hitched outside, sprang from his chair, and with the barber's cloth still around him, ran to his rig and lit out for higher ground.

The Austin barber lives at 3112 Kerbey Lane. Two of his four children live in Austin, Dr. J. I. Cherico and Mrs. Berdie Scheib.

Still coming to work daily, Cherico says he's had his fill of retirement.

"I retired for two months about five years ago and my doctor told



Rites Today For Barber J. A. Cherico

John Cherico, who barbered in Austin 80 years prior to his retirement in 1964, died Wednesday in a local hospital. He was 95.

Funeral arrangements are pending at Weed - Corley Funeral Home.

He is survived by his widow, Mrs. Ida Cherico, 3112 Kerbey Lane; and three daughters, Mrs. Morris Scheid of Austin, Mrs. J. H. Thompson of Dallas; and Mrs. Herbert Beeson of California.

Cherico was a resident of Austin for 89 years, coming here from New Orleans. His mother was left a widow with seven children when Cherico was a very young boy and he went into barbering to help support the family.

"Well, that's not too bad a job for the first one, but I won't be back," Cherico always liked to recall having heard his first haircut customer say. Cherico was then 15 years old.

By the time he was 20, John August Cherico had his own shop on Congress Avenue. He operated the shop 60 years, selling it just after his 80th birthday.

"I cried when he sold it," Mrs. Cherico later recalled. "But he went right out and got himself a job barbering in another man's shop."

He stayed with the job 15 years, retiring in 1964 at the age of 94.

Cherico and his wife, the former Ida Frey of Bastrop County, were married in 1902. Living first in a rented cottage on East Sixth Street, later on 10th Street and then on Trinity, the final Cherico home on Kerbey Lane is often described as "one of the prettiest yards in West Austin."

Cherico was a member of Central Christian Church and an honorary member of Woodmen of the World.



American-Statesman/UPI

JOHN CHERICO DIES

Barbered here 80 years.



American-Statesman - May 27, 1965

JOHN CHERICO

Funeral services will be held Friday at 10 a.m. at the Weed-Corley Funeral Home for John Cherico, 95, a resident of Monte Siesta Retirement Home, who died Wednesday afternoon in a local hospital.

Dr. John Barclay, pastor of the Central Christian Church, will officiate. Burial will be in Oakwood Cemetery.

Cherico was a member of the Central Christian Church, an honorary member of the Woodmen of the World Lodge.

He was a resident of Austin for 89 years, coming here from New Orleans. Before his retirement in May 1964, he had been a barber in Austin for 80 years and was said to have been the oldest active barber in the world.

Cherico is survived by his wife, Mrs. Ida Cherico of 3112 Kerbey Lane, Austin; one son, Dr. J. I. Cherico of Austin; three daughters, Mrs. Morris Scheid of Austin, Mrs. J. H. Thompson of Dallas and Mrs. Herbert Beeson of California; and by four grandchildren and three great grandchildren.

Oakwood Cemetery

1965



MISS LUCILE E. FRAZIER

OBITUARY

Lucile Edna Frazier, the tenth child of Daniel and Treater Frazier, was born in Travis County, Texas.

She professed faith in Christ at an early age. She was a dedicated Christian worker at Ebenezer Baptist Church and served in many capacities. Sister Frazier was a member of the choir and served for many years as president until her health failed. Also, as secretary of the Church, a member of Circle Nine of Missionary Society Number One and served as chairperson for many of the activities and programs of the church including the Pastor's Appreciation Service.

She received her early training in the Travis County Public Schools. She received her Bachelor of Arts degree from Samuel Huston College, now Huston-Tillotson College, in 1938 and received the Master's degree at Prairie View A&M College in 1956. Her studies continued indefinitely.

She is remembered as "THE" English Teacher at Anderson High School where she taught for many, many years or until she retired in 1969.

Sister Frazier's mother, father, sisters and brothers preceded her in death. She departed this life September 19, 1983.

Her survivors include, nieces, nephews, cousins and a host of friends.

Respectfully Submitted
The Family

IN LOVING MEMORY
OF
SISTER LUCILE EDNA FRAZIER



EBENEZER BAPTIST CHURCH
AUSTIN, TEXAS

DR. MARVIN C. GRIFFIN, PASTOR

THURSDAY, SEPTEMBER 22, 1983
4:00 P. M.



MISS LUCILE E. FRAZIER

Grant Frazier to Treater Envelope pre-stamped for 2 cents

Addressed to

Mrs. T. Frazier
R. R. #2 Box 5
Hutto, Texas
c/o Mr. G. Howard
(Back of envelope stamped inside a circle)
HUTTO, TEXAS
1908
OCT 18
8 AM
REC'D

R. R. #2 Box 62. Luling, Texas
Oct. - 16 - '08-1
Mrs. T. Frazier.
Hutto Tex.

Dear Mother.

I made my arrival at Luling alright. Mr. Guss Howard with whom I am boarding met me with a wagon. We got out to his home, had dinner, after which I laid down and had a good sleep for I had been up all night. I like the place where I am staying alright. I have a plenty to eat and a nice room, also the people are good. There are but three.

My board will cost me nine dollars a month, including washing.

I will have to clean up the school house to morrow so as to have everything in readiness for Monday.

While I was in town I paid \$5 on a watch, and will have to pay one dollar a week until it is paid out. The watch cost twenty five dollars.

Mamma I did fairly well with my money but I only had forty cents when I got here. Now I have twenty cents.

Son certainly did treat me wrong. He said he was going to have Mr. Snaman to stand good for me a suitcase. That was because he did not have the money to pay me. He had me to depend on him, so I left my clothes out and sent my trunk to the depot. When I got home last night I did not have any thing to carry my clothes. I was so angry I felt like a beating son.

I tried to borry Dan's suit case but it was out to Izenettas. and it was too late to go for it. I tried to get Mrs. Hannah's but she was too stingy and wouldn't let me have it.

So Mr. Evans loaned me his.

I got off very well.

So son never paid me.

So mamma I am practically broke and I need some money too.

Will you do this for me

Please send \$4 to Dan and tell him to go to Bahn's jewelery store and take out four weeks payments on my watch at \$1 per week.

Do it right away else I will loose my watch.

Then I will owe you'll \$30.80. Payment is due every Wednesday but you can pay as many payments as you wish.

I hope you'll much success and pray for me.

Your Son,

G. S. Frazier

R. R. #2 Box 62

Luling Texas

c/o Mr. Guss Howard.

If you can Mamma please get that money from son and send it to me. I need some right now.

*Letter found with other items beneath house at 1104 East 10th Street.

Fannie to Lincoln Frazier

Nov. 17 4pm 1907

Mr. Lincoln Frazier

Austin Texas

508 Navasota St.

Letter

Franklin Tex.

Nov. 11-'07

Dear Lincoln;-

Yours became mine on Saturday. I was certainly glad to hear from you but Lincoln I love you and would like to read long letters from you. I said I was killing time writing you because it seems so. I have written you three cards + one letter before you thought of answering.

I don't like to write on that subject you mention I had rather talk because that is business right ain't it kido.

I want to see how long you are going to be writing poor me out in these lonesome sticks. We have had sleet + snow to-day and I have no fire in my room and I'm upstairs. Pray for me. Dear I tell you this is a rough life.

Love to Mama I am glad you are well it certainly did worry me about you I thought some of them could have written poor me as I was so anxious to hear from you.

Tell Dan I said to send me word just what you are doing that you don't have time to write me.

Your Fannie

over

When you write send me a stamp as I am so far out.

R. 7. D. No. 4 Box 13

Franklin Tex.

N. B. Send me some words of encouraging as I'm so far in the sticks.

Grant Frazier to National Correspondence Institute

R. T. D. #2. Box #62
Luling, Texas

March 24, '09
National Correspondence Inst.
Washington D. C.

Dear Sirs:-

It is my desire to take the Railway Mail examination in San Antonio Texas on the 15 of May. I feel that I am deficient in transportation. Will you recommend such book that will be of service to me?

I herewith enclose the answers to the trial examination. Is it necessary to send the questions back if fools cap paper is used?

What is the full meaning of junction and connection?

You informed me of my error in reporting my height on the information sheet. My height is five feet seven and a half inches, in my stocken feet.

Very truly yours,
G. S. Frazier

(in red ink)

B I M L 78

*You are not to use foolscap paper, but use the sheets sent by us. Surely all this work is to be returned for correction.

(Strip stapled to top of letter's first page with typed message)

National Correspondence Institute, Washington, D. C.
Department of Civil Service Examinations

.....
We can furnish you with a map of the United States (\$.25), or any State in your division (\$.25), and an official Railway Guide (\$.75).
\$1.00 (handwritten \$1.00)

(A small, about 2" x 3" piece of paper has a handwritten explanation of junction and connection)

Grant Frazier to US Civil Service Commission

(Stamped) March 29 1909

R. T. D. #2. Box #2

Luling, Texas

March 25, '09

U. S. Civil Service Commission.

Washington, D. C.

Gentlemen,-

I desire to take the Railway Mail examination in San Antonio Texas on the fifteenth of May
Nineteen Hundred and Nine.

Will you please send to my address above an application blank, that I may send my application
for said examination?

And oblige,

Grant S. Frazier

MRS. TREATER FRAZIER



1934 — First Honored Mother — 1940
of
Ebenezer Baptist Church

Historic Zoning Application

Narrative: The Depew-Cherico-Frazier House, 1104 East 10th Street, Austin, Texas 78702.

Robertson/Stuart & Mair Historic District.

1104 East 10th Street is the west 53 feet of Lot 10, located in the George L. Robertson subdivision, platted in 1877. George Robertson's sister, Lydia Robertson, appears to have owned the lot at what is now 1104 East 10th Street, as the City of Austin Lot Register indicates she sold it to Mary G. Pillow, together with lots 8 and 9, in 1885. A marginal note indicates that Lot 9 included 17 feet of Lot 10 and that Lot 10, 1104 East 10th Street today, was 53.8 feet by 140.5 feet; dimensions that conform to the present configuration of the property. Deed records tell us that, in 1886, Mary Pillow and her husband, Benjamin S. Pillow, the manager of Western Union Telegraph, sold the lot in September 1886 to John T. Depew. Depew is elsewhere described as a "contractor, carpenter and builder." A bird's-eye rendering of Austin from 1887 shows small homes on Lots 10 and 11 and two homes on Lot 12 at the corner of what are now East 10th and Waller Streets.

John Depew, was born in 1859 in Orange Texas and moved to Austin in 1875. He built the original L-Plan house at 1104 East 10th Street, then known as 1004 Mulberry Street. The City Register has him living there in 1887. John, his young wife Willie Wells, born in 1872, and their newborn son, Thomas Richard, born in 1887, appears to have lived in the home from 1887 until he sold it to John Wallace in 1892. Wallace was a fellow charter member of the East Austin Fire Company and many of the new residents and property owners in the fledgling neighborhood united to form the area's first fire brigade, establishing their station between East 10th and East 11th Streets, at what is now 1005 Lydia Street. Depew moved to 1314 Willow Street where he lived until dying at the home in 1916 at the age of 57. He was buried in Oakwood Cemetery by the Woodmen of the World and his gravestone can be seen there today.

John Wallace, a driver for the Colorado Steam Fire Engine Company No. 2, does not seem to have lived on the property. In 1893, a year after buying the property from Depew, Wallace sold it to W. C. Reed a timekeeper and clerk at the Houston & Texas Central Railroad.

Having his home on East 10th Street provided Reed a short walk down from Robertson's Hill to the railroad depot between East 5th and 6th Streets.

Catherine "Kate" Cherico (née Caterina Maria Badaracco), a well-established resident of the area who had lived nearby in various homes since as early as 1885, acquired the property from Reed and his wife in 1898. Kate Cherico's husband, John Cherico, who had died in 1882 at the age of 49, had opened a grocery and dry good store at 1100 East 11th Street, then Chincapin Street. After the death of her husband, Kate married Giossepi "Joseph" Mlinarich, who died shortly afterward, around 1888, and Kate Cherico is listed in the City Directory as a widow in 1889. Kate and her sons remained in the area, living at various locations, and her sons helped her operate the store on East 11th Street for many years. Some of her sons started businesses of their their own. Around 1890, Felix Cherico, for example, moved to 1403 East 6th Street where he built a nice home and a produce store of his own. He also acquired a considerable amount of real estate in East Austin and today a number of real estate websites proclaim such things as, "View 2,204 homes for sale in Cherico," and "Just 3 miles east of Downtown Austin...lies a small enclave of East Austin called Cherico," and, "Cherico is a neighborhood of luxury homes in Austin Texas."

Kate is listed in the City Register as residing elsewhere in the neighborhood in 1898, but it's very likely her son, John Cherico, lived at 1104 with his growing family until he eventually acquired it from his mother and four of his brothers in 1904.

More is known about John Cherico than the other early owners of the property. John Cherico was born in 1869 and came with his family to Austin from New Orleans around 1875. Around 1890, he began his career as a barber at the Ox-Horn Shop at Eighth Street and Congress Avenue. As is sometimes the case with barbers, John was something of a raconteur. According to Cherico, in an article published in November 1956, the owners of the Ox-Horn liked to play a game or two of poker and frequently left him, though very young and new to the trade, in charge of the shop. While still an apprentice of sorts, the former Texas Governor, O. M. Roberts, came in and asked Cherico if he was able to trim his whiskers. After several attempts to even up the sides, the Governor looked up saying, "You can stop there. You did a masterful job." Despite the ten-cent tip and compliment, Cherico noted that the Governor

never returned as his customer. In his early twenties, John Cherico had the opportunity to open his own shop, Cherico and Patelski, at 303 East 6th Street that he operated for 60 years. Cherico sold the shop just after his 80th birthday, but almost immediately began working at another barbershop until finally retiring in 1964 at the age of 94. John Cherico was reputed, at the time, to be the oldest, licensed working barber in Texas. In 1952, when John and his wife Ida (née Ida Frey) celebrated their 50th wedding anniversary, they were living at 3112 Kirby Lane.

As racial tensions grew in Austin, John and Ida, like many other White property owners in the neighborhood decided to sell. Cherico sold the home in 1910 to its first Black owner, Eliza "Lizzie" Hawkins, a cook. Ebenezer Third Baptist Church had been chartered in the previous home of Ms. Hawkins, located at 205 West 9th Street. Ms. Hawkins' home on East 10th Street is sometimes mistaken as the place where Ebenezer Church was chartered. Lizzie Hawkins passed away in 1920 while still residing at the home, and Lincoln G. Frazier acquired the property from Hawkins' estate in 1922.

Previously the Frazier family had lived along the railroad tracks at 508 Navasota Street. This was an ideal location, in some ways, because the patriarch, Daniel Frazier, was a carpenter and later a teamster with the W. J. Sutor Company. The Sutor Company was a retail and wholesale business specializing in long leaf pine. What better place to locate a hauling business than at the main rail stop in the capital city? It appears Daniel had died or left his wife Treater, deeding the three lots they owned on Navasota Street to her in 1910. In 1910 Treater was already 60 years of age. Although only three of Daniel and Treater's ten children appear in the City of Austin records examined here, the funeral pamphlet for Lucile Frazier and other documents from Ebenezer Baptist Church clearly state the couple had 10 children of which Lucile was the youngest.

By 1922, when Lincoln Frazier bought 1104 East 10th Street, the family probably desired a more pleasant place to live than the noisy and dirty railroad district. Several letters, books, a corset, and a 46-star American flag were found under the house by the current owner while installing phone lines. One of the letters, from Grant Frazier to his mother Treater, dated 1908,

is addressed to her in Hutto, Texas. It's possible that Treater and her youngest child, Lucile, were moving about before landing on East 10th Street, but it's unknown.

It seems likely that at times, after acquiring the home on East 10th Street, two of Treater's sons, Lincoln and Grant, and certainly her daughter Lucile Edna, lived with her on 10th Street. Lincoln deeded the 10th Street property to Treater in 1926. Treater then deeded the property back to Lincoln in 1931, apparently to take out loans to repair, update or expand the house. Lincoln then deeded it back to his mother in 1933 when a release of lien is also recorded. The transfer of the property back and forth from the son to the mother in relation to loans for home improvements raises questions whether it was possible or at least very difficult at the time, for a Black woman to secure loans even on a property that she owned.

Treater passed away in 1940 at the age of 90, when Ebenezer Baptist Church designated her "First Honored Mother." A photograph from about that time shows Ms. Frazier seated in a rocking chair in front of what may be the former home of Nathan W. Rhambo, at 1102 East 10th Street. Nathan Rhambo, quite possibly the most prominent Black resident of Austin in the 1920s, resided next door at what is now 1102 East 10th Street from about 1915 until his gruesome and mysterious murder in June of 1932. After Treater's death, it appears Lucile Edna Frazier, a highly respected teacher at Anderson High School, lived at the home alone. It is known, however, that Lucile Frazier leased out a back bedroom to tenants. Lucile Frazier, as eulogized in her funerary pamphlet, "...is remembered as "THE" English Teacher at Anderson High School where she taught for many, many years until she retired in 1969". Ms. Frazier passed away September 19, 1983, her "...mother, father, sisters and brothers preceded her in death." Ms. Frazier left the property to a niece, Delia Mae Davidson, who lived in Dallas at the time. Soon after, the niece sold the property to a real estate investor, Dagmar Grieder. Treater, Lincoln, Grant and Lucile are all buried at Evergreen Cemetery in adjacent lots.

Dagmar Grieder, a financial executive with various Austin banks, leased the property and eventually sold it tenants Mark and Tristana Rogers in 1994 who had lived there since 1986. The Rogers live in the home to this day and have worked to preserve and restore it to some degree.





PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2023-0092

Contact: Kalan Contreras, 512-974-2727

Public Hearing: Oct 24, 2023, Planning Commission

Sue Gall

Your Name (please print)

1109 East 10th Street

Your address(es) affected by this application

Sue Gall

Signature

☒ I am in favor
☐ I object

10/19/23
Date

Daytime Telephone: 512-897-6534

Comments: I support this change for my
neighbors, Mark and Tana Rogers.
They are invaluable resources and champions
of this historic neighborhood.

If you use this form to comment, it may be returned to:

City of Austin Planning Department

Attn: Kalan Contreras

P. O. Box 1088

Austin, TX 78767-8810

Or via e-mail: kalan.contreras@austintexas.gov

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Contact: Kalan Contreras, 512-974-2727

Public Hearing: Oct 24, 2023, Planning Commission

Your Name (please print)

DAVID RAMIREZ

☒ I am in favor
☐ I object

Your address(es) affected by this application

1110 EAST 10TH

Kate Contreras

10-19-23

Signature

Date

Daytime Telephone:

512 480 8909

Comments:

If you use this form to comment, it may be returned to:

City of Austin Planning Department

Attn: Kalan Contreras

P. O. Box 1088

Austin, TX 78767-8810

Or via e-mail: kalan.contreras@austintexas.gov

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Contact: Kalan Contreras, 512-974-2727

Public Hearing: Oct 24, 2023, Planning Commission

DAVID RAMERT

Your Name (please print)

1108 EAST 10TH

Your address(es) affected by this application

David E. Ramert

Signature

Date

Daytime Telephone: 512-480-8909

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin Planning Department

Attn: Kalan Contreras

P. O. Box 1088

Austin, TX 78767-8810

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